



Wellesbourne Road, Barford

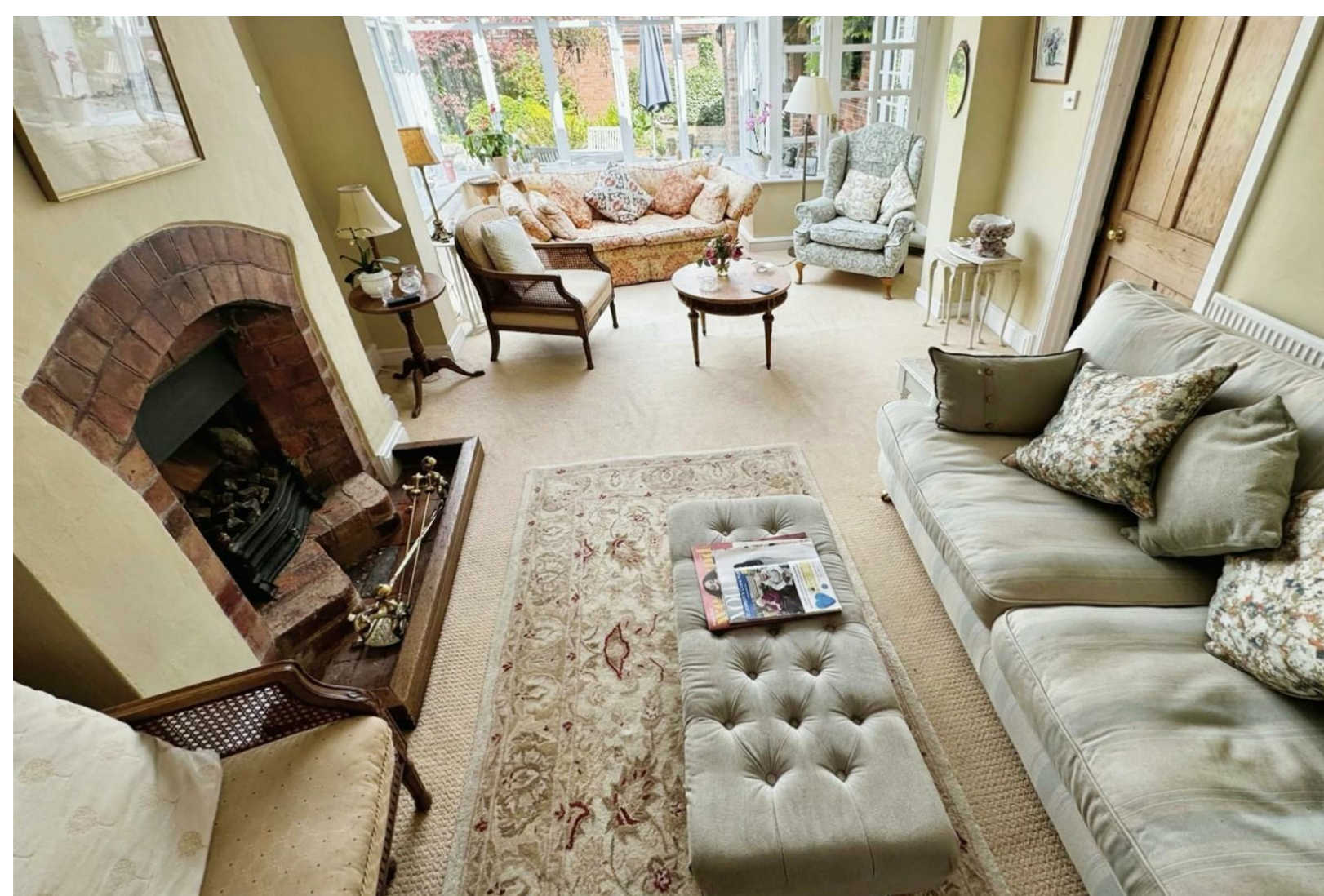
*Distinctive  
Collection*











Wellesbourne Road

Barford, CV35 8EL

Price guide €880,000

Nestled in the charming village of Barford, Warwick, this delightful detached house on Wellesbourne Road is a true gem waiting to be discovered. Boasting four bedrooms, this character property exudes warmth and charm with its original beams and pretty walled garden.

As you step inside, you'll be greeted by a sense of history and character that is hard to find in modern homes. The large driveway and garage offer ample parking space, a rare find in this quaint village setting.

Whether you're looking to relax in the serene walled garden or entertain guests in the spacious interior, this property offers the best of both worlds. Don't miss the opportunity to make this unique and inviting house your new home.

*Built in circa 1850 originally as the village butchers, this beautiful home oozes charm and character.*









## Location

This much sought after location is convenient for easy access to Leamington Spa, Warwick, Stratford-Upon-Avon, Coventry and Birmingham. Being just a mile from junction 15 of the M40 commuting north or south is made quick and easy. Barford is a popular village and parish located about three miles south of Warwick and four miles from Royal Leamington Spa, and in 2014 was listed in The Sunday Times as one of the top ten places to live in the Midlands. Located in the village are two pubs, a village shop which is owned and run by the community and a well respected primary school and nursery.



# The Property

## Entrance Hall

Entrance to the property is via a solid, wooden front door which opens up in to the entrance hall. Having flag stone effect flooring, neutral décor walls and ceiling, gas central heating radiator and spotlight to ceiling. Arch topped niche as you enter through the front door making a perfect spot to kick off your shoes and hang up your coat.

Original wooden doors lead in to all rooms as well leading down to the vaulted cellar. The cellar is currently used for storage and benefits from light and power.

## Snug

3.647m x 3.866m (max) (11'11" x 12'8" (max))

Being carpeted to floor and having neutral décor to walls and ceiling, two light points to wall and there is a gas central heating radiator. Original sash window with secondary glazing to front elevation with low level fitted shutters, feature fireplace, electric sockets and TV point.

## Downstairs WC

Having stone flooring and neutral décor to walls and ceiling. Obscure glazed window to side elevation and there is a light point to ceiling. Fitted with a gas central heating radiator, wash hand basin with chrome taps and a low level toilet.

## Living Room

6.988m x 3.815m (22'11" x 12'6")

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, electric sockets and a TV point, Window to rear elevation and door to side elevation giving access out in to the garden. This is a room of two halves! To one side you have the brick, coal effect fireplace and gas central heating radiators with light points to wall. To the other a glazed vaulted ceiling with a number of glazed panels and opening windows over looking the garden.

## Dining Room

4.512m x 3.884m (14'9" x 12'8")

Having original flag stone flooring and a continuation of the neutral décor to walls and ceiling, glazed door to rear elevation giving access out in to the garden. Light points to ceiling, gas central heating radiator and electric sockets. Large, feature inglenook fireplace. A large opening and small step down takes you in to the breakfast kitchen.





# The Property

## Breakfast Kitchen

5.365m x 4.437m (17'7" x 14'6")

Stone flooring and a continuation of the neutral décor to walls and ceiling as well as an abundance of original wooden beams. Large window and a stable door to rear elevation, two light points to ceiling and a number of LED spotlights to ceiling, original sash window to front elevation with secondary glazing and low level shutters.

The kitchen is fitted with a range of base and wall units with a white frontage, a melamine work surface and a tiled splash back. Integrated double electric oven, low level fridge, four ring gas hob with integrated extractor over, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap and full sized fitted dishwasher and washing machine. Various electric sockets and fused switches and the gas central heating boiler.

An original wooden door leads in to the pantry which provides a huge amount of additional storage.

From the entrance hall carpeted stairs lead up to the small half landing which gives access in to the main bedroom via an original wooden door.

## Bedroom One

3.655m x 4.224m (11'11" x 13'10")

Being carpeted to floor and having neutral décor to walls and ceiling, UPVC windows to side and rear elevation, gas central heating radiator, light point and loft access to ceiling, feature fireplace, electric sockets, TV point and an original door which leads in to the en-suite shower room.

## En-Suite Shower Room

Being tiled to floor and to half height to walls around basin and toilet and to high level in the walk in shower. LED spotlights, extractor and loft access to ceiling, two light points to wall. Fitted with a gas central heating radiator, chrome electric heated towel rail, shaver point, basin with chrome hot and cold tap, a high level toilet and a walk in shower with an electric shower fitted.

Returning to the half landing a small run of three carpeted steps lead up to the first floor landing. Having a continuation of the carpet and neutral décor, two light points to wall, UPVC window to rear elevation giving lovely views over the garden. Original wooden doors leading in to all rooms as well as the walk in wardrobe.

## Bedroom Three

3.871m x 3.745m (12'8" x 12'3")

Being carpeted to floor and having neutral décor to walls and ceiling, original sash window to front elevation with secondary glazing fitted, light point to ceiling, electric sockets, gas central heating radiator, feature fireplace and a fitted wardrobe. An original door gives access in to the walk in wardrobe.

## Bedroom Two

3.421m x 4.225m (11'2" x 13'10")

Being carpeted to floor and having neutral décor to walls and ceiling, original sash window to front elevation with secondary glazing fitted, light point to ceiling, electric sockets, gas central heating radiator, feature fireplace and a double and a single fitted wardrobe.

## Bedroom Four

4.472m x 2.463m (14'8" x 8'0")

Being carpeted to floor and having neutral décor to walls and ceiling, original sash window to front elevation with secondary glazing fitted, light point to ceiling, electric sockets, gas central heating radiator and a feature fireplace.

## Family Bathroom

Having tile effect flooring and with full height tiled walls around the bath and basin, UPVC window to rear elevation, gas central heating radiator and being fitted with a low level WC, pedestal wash hand basin with chrome hot and cold taps, a bidet, shaver point and a bath with chrome hot and cold mixer tap with shower attachment and a full height cupboard providing airing cupboard style storage.

## Outside

One of the stand out features of this property is the walled rear garden. As you enter from the kitchen via the brick built covered porch you first come to the paved patio. with a rockery and water feature. A perfect spot for entertaining. Two steps lead up to the nice sized area of lawn which is bordered by well stocked and mature beds. Outside lighting and there is an outside tap.

Accessed of Wellesbourne Road via double wooden gates is the long gravel driveway which leads up the side of the lawn and finishes with a turning circle at the end of the garden. Electric roller garage door opens up in to the tandem garage which provides a huge amount of storage and benefits from light and power. There is also an outside electric socket attached to the side of the garage.

## Services

All mains services are believed to be connected.

## Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

## Council Tax

We understand the property to be Band F.

## Viewing

Strictly by appointment through the Agents on 01926 411 480.

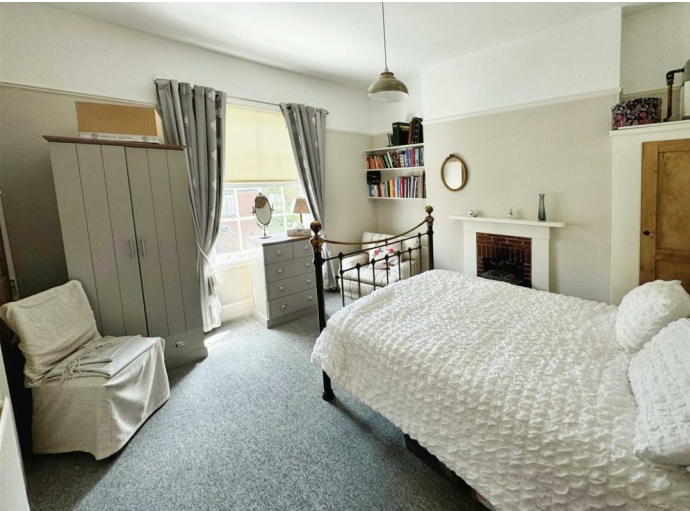
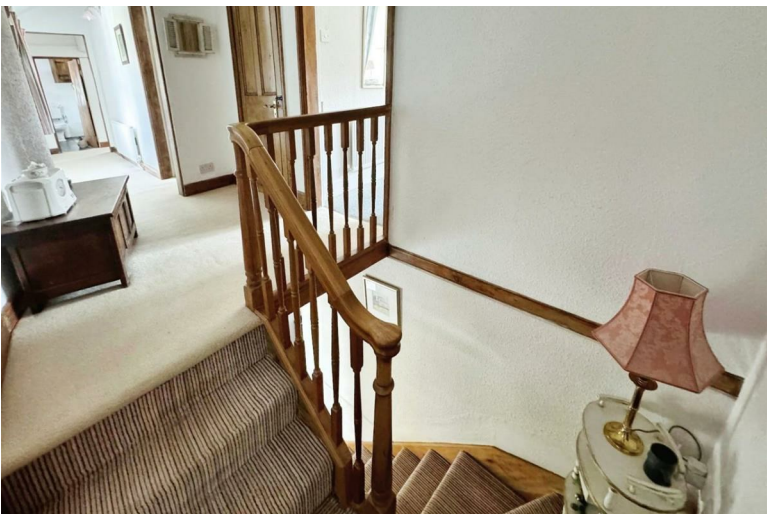
## Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.





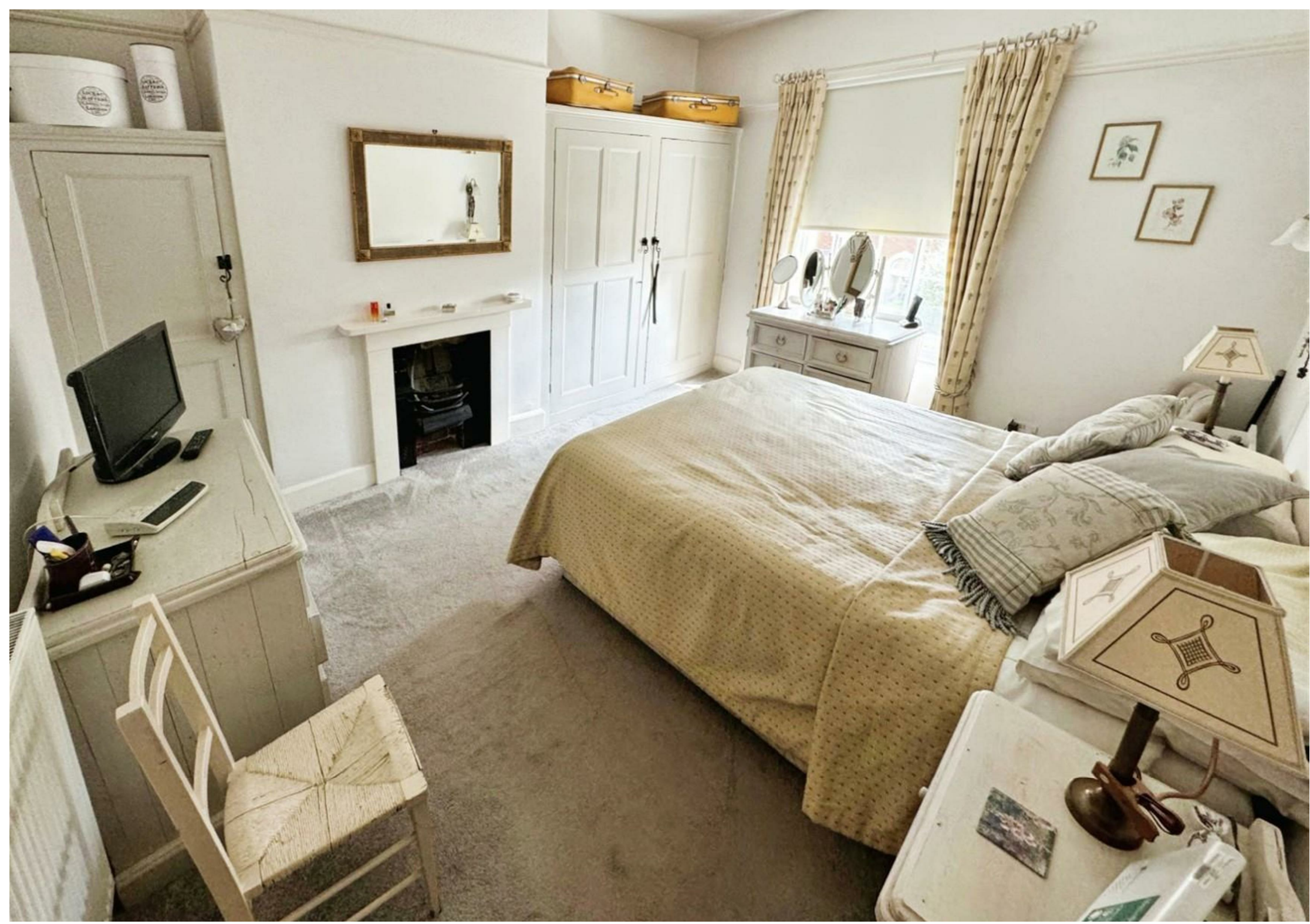


















# The Property

## Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

## Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

## Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



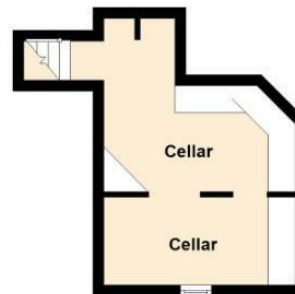






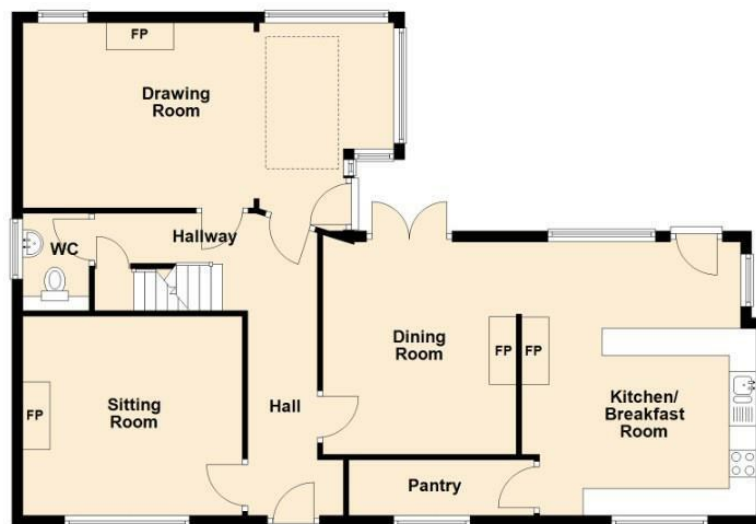
### Cellar

Approx. 15.6 sq. metres (167.6 sq. feet)



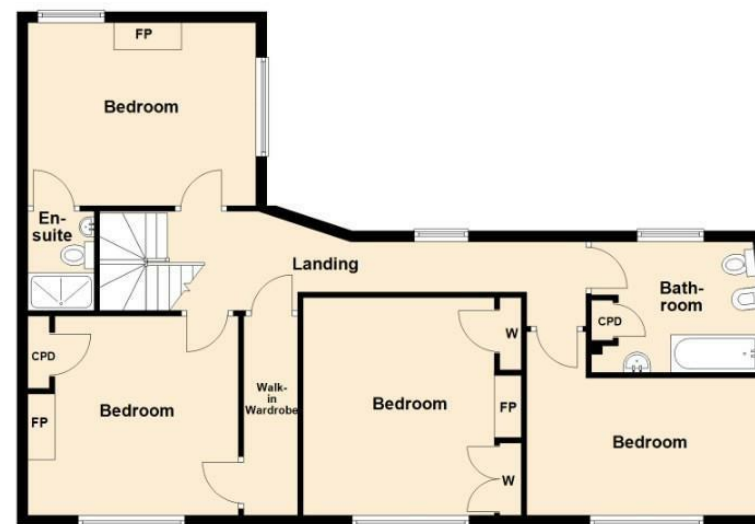
### Ground Floor

Approx. 94.6 sq. metres (1018.7 sq. feet)



### First Floor

Approx. 86.4 sq. metres (929.8 sq. feet)



Total area: approx. 196.6 sq. metres (2116.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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